



LAFCO MEETING AGENDA

February 26, 2004

4:00 P.M.

**Board Chambers, County Administration Building
1195 Third Street, Room 305
Napa, CA**

Harry Martin, Chair
Mike Rippey, Vice-Chair
Guy Kay, Commissioner
Ken Slavens, Commissioner
Brad Wagenknecht, Commissioner
Bill Dodd, Alt. Commissioner
Volker Eisele, Alt. Commissioner
Lori Luporini, Alt. Commissioner
Daniel Schwarz, Executive Officer
Jacqueline Gong, Commission Counsel
Keene Simonds, Analyst
Kathy Mabry, Commission Secretary

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

December 11, 2003; January 8, 2004

4. PUBLIC COMMENT

In this time period, anyone may comment to the Commission regarding any subject over which the Commission has jurisdiction, or request consideration to place an item on a future Agenda. No comments will be allowed involving any subject matter that is scheduled for hearing or discussion as part of this Agenda. Individuals will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented at this time.

5. CONSENT CALENDAR

Staff recommends approval of all action items on the consent calendar.

a) Amendment of LAFCO Agreement No. 02-03: Professional Services Agreement Between LAFCO and Nichols Berman Environmental Planners (Action)

The Commission will consider amending its agreement with Nichols Berman to add \$4,800 to the maximum amount payable.

b) 2004 CALAFCO Annual Conference (Information)

CALAFCO has announced that the 2004 CALAFCO Annual Conference will be hosted by Orange LAFCO at Disney's Grand Californian Hotel in Anaheim. The dates are September 8-10.

c) Policy Delegating Authority to the Executive Officer to Procure Goods and Services (Action)

The Commission will consider adopting a policy to allow the Executive Officer to procure goods and professional services in amounts not to exceed \$3,000 and \$5,000, respectively.

6. PUBLIC HEARING

a) Negative Declaration for the American Canyon Sphere of Influence Update

The Commission will vote on a resolution to adopt a negative declaration under the California Environmental Quality Act (CEQA) with respect to the American Canyon Sphere of Influence Update.

b) Comprehensive Study of American Canyon: Sphere of Influence Review and Proposed Sphere Update

The Commission will vote on a resolution making determinations and approving a sphere of influence update that will add four distinct areas to the existing sphere of influence of the City of American Canyon. The areas subject to consideration by the Commission consist of 662.38 acres. (Affected Assessor Parcel Numbers are enumerated at the end of this agenda.)

7. COMMISSION ACTION ITEMS

a) Comprehensive Water Service Study: Service Review Determinations for the City of St. Helena

The Commission will review determinations for the water service study as it relates to the City of St. Helena. The Commission will consider the report of staff and may make related determinations as required by Government Code §56430.

b) Comprehensive Water Service Study: Service Review Determinations for the Los Carneros Water District

The Commission will review determinations for the water service study as it relates to the Los Carneros Water District. The Commission will consider the report of staff and may make related determinations as required by Government Code §56430.

COMMISSION ACTION ITEMS – cont.

c) **Legislative Report and Adoption of Positions**

The Commission will consider adopting positions on legislation described in the Executive Officer's report.

d) **Report of the Ad-Hoc Committee for the FY04-05 Budget**

The Commission will receive the report of the Ad-Hoc Committee and direct staff to circulate a draft preliminary budget to the six agencies that fund LAFCO.

8. COMMISSION DISCUSSION

a) **Comprehensive Water Service Study: Draft Determinations**

The Commission will review draft determinations for the water service review as it relates to the Congress Valley Water District.

b) **LAFCO Study Schedule: Municipal Service Reviews and Sphere Updates**

The Commission will discuss the status of the study schedule and whether the schedule should be placed on the March 11 LAFCO agenda for possible modification.

9. CLOSED SESSION

NONE

10. INFORMATION ITEMS/NEW BUSINESS/COMMISSIONER COMMENTS

11. ADJOURNMENT

CALENDAR

March 11, 2004
April 8, 2004
June 10, 2004

LAFCO Special Meeting
LAFCO Regular Meeting
LAFCO Regular Meeting

Agenda Items 6a and 6b	Assessor Parcel Numbers of Properties Proposed for Inclusion in the American Canyon Sphere of Influence	
LAFCO proposes to amend the City of American Canyon sphere of influence in four areas to encompass an additional 662.38 acres.		
Area 1: <i>American Canyon Road/Flosden Road Intersection.</i> Approximately 20 acres of a 45.69-acre parcel (APN 059-040-054) located north of this intersection is currently within the SOI. LAFCO proposes to include in the SOI the remainder of this parcel, adding 25 acres of undeveloped land to the SOI.	057-120-034 058-070-006 057-120-036 058-070-019 057-120-041 058-070-020 057-120-045 058-070-021 057-120-046 058-070-022 057-120-047 058-070-023	
Area 2: <i>Watson Lane.</i> LAFCO proposes to include in the SOI 76.69 acres of mostly developed residential and light industrial properties (15 parcels) which are currently connected to American Canyon municipal services.	057-120-048 058-070-024 057-120-049 058-070-025 057-130-001 058-330-002 057-130-002 058-330-004	
Area 3: <i>Green Island Road.</i> LAFCO proposes to include in the SOI 23 parcels totaling 374.94 acres. The parcels proposed for inclusion are located on the north side of Green Island Road extending west from the existing SOI and city boundary to the runway fly-over zone of the Napa County Airport.	057-130-003 058-330-005 057-130-004 058-330-006 057-130-005 058-330-007 057-180-014 058-330-008 057-180-015 058-330-009	
Area 4: <i>"Eucalyptus Groves" near Mazzetta Court and Eucalyptus Drive.</i> LAFCO proposes to include in the SOI two parcels (APN 058-030-055 and 058-030-056) totaling 165.06 acres. One parcel is developed with the American Canyon wastewater treatment plant, the other is currently vacant.	058-030-042 059-020-035 058-030-055 059-040-054 058-030-056	